

ERRATA #1
Board of Supervisors, October 20, 2010
Item No. 1

The following edits to the Board Letter and attachments associated with the General Plan Update for the County of San Diego are summarized below. More detailed information follows on subsequent pages.

Attachment B

- Very minor text changes to the Housing Element and community and subregional plans to ensure these documents are internally consistent.
- A single mapping error was corrected to accurately reflect the Planning Commission recommendation.

Attachment D

- Corrections to errors that occurred during document production of the Zoning Maps.

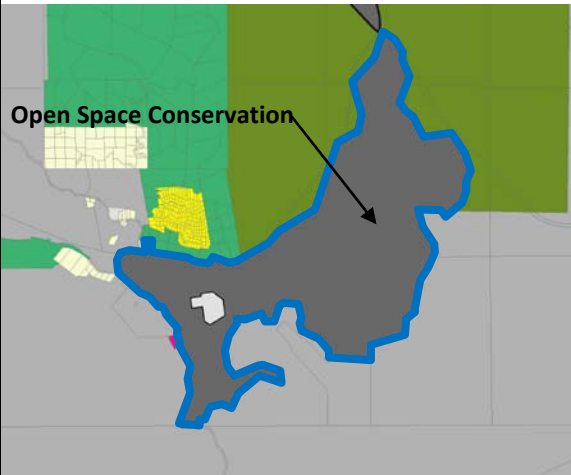
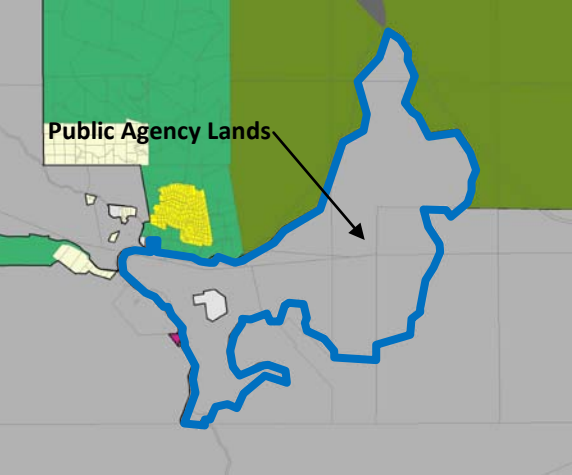
Attachment E

- Corrections to the reporting of revisions to the General Plan Update documents circulated for public review with the Draft Environmental Impact Report.

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Attachment B-1: General Plan

Housing Element ¹		
Page	Section	Revision
6-7	Introduction Key Issues — Village Issues	Revise the first bullet as follows: <ul style="list-style-type: none"> <i>Housing Choice:</i> Zoning requirements for density, lot size, building type and parking requirements have made it difficult for developers to provide a variety of housing choices for different age or economic groups. These same restrictions also limit the use of density bonus programs.
6-8	Introduction Key Issues — Semi-Rural and Rural Lands Issues	Revise the first bullet as follows: <ul style="list-style-type: none"> <i>Affordability:</i> Existing zoning requirements for large lot sizes increase costs for land and infrastructure in Semi-Rural areas. These same regulations limit developers' use of bonus programs.

Land Use Maps Appendix ²			
Community	August 20, 2010	October 20, 2010	Revision
Central Mountain			A single mapping correction to the Cuyamaca Subregional Plan Area in the Central Mountain Subregion to accurately reflect the Planning Commission recommendation, changing the property from Open Space Conservation to Public Agency Lands.

¹ The revisions to the Housing Element should also be reflected in Attachment E, Volume IV Amendment to the EIR, Appendix A and Attachment H-2.

² The revisions to the Land Use Maps Appendix should also be reflected in Attachment E, Volume IV Amendment to the EIR, Appendix B and Attachment H-2.

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Attachment B-2: Community and Subregional Plans

Bonsall Community Plan		
Page	Section	Revision
30	Chapter 2. Circulation and Mobility (CM) 2.1 Integrated Mobility and Access	Policy CM-1.1.1 Reduce traffic volume on roads recognized as future “poor level of service” with methods such as, but not limited to, providing alternate routes and reducing <u>assigning the appropriate land use</u> density.
Borrego Springs Community Plan		
Page	Section	Revision
51	Chapter 2. Circulation and Mobility (CM) 2.10 Infrastructure and Utilities	Policy CM-10.1.3 Prohibit <u>Discourage</u> the approval of any new agricultural, golf or other water intensive activities in any area overlying or tributary to the Borrego Aquifer.
Boulevard Subregional Planning Area — Mountain Empire Subregional Plan		
Page	Section	Revision
22	Chapter 1: Land Use (LU) 1.1 Community Character	<p>Revise the text in the light yellow boxed area expressing the position of the Boulevard Community Planning Group concerning the Conservation Subdivision Program as follows:</p> <p><u>This text box is provided to present the Boulevard Community Planning Group position and will be removed should the staff recommended plan be adopted by the Board of Supervisors.</u></p> <p>The Boulevard Community Planning Group does not accept the staff suggested Conservation Subdivision Program policies and would like to prohibit the Conservation Subdivision Program. Additionally they suggest that minimum parcel sizes be increased from the pre-General Plan Update existing minimum lot sizes to correlate with the proposed General Plan Update Land Use designations. This would require minimum lot sizes be up to 10, 40 and 80 acres in portions of Boulevard Subregional Group Area and would not compliment the resource protection goals of the General Plan Update. Additionally these excessive minimum lot size requirements would effectively further reduce density that could be achieved in areas that are being significantly down zoned by the General Plan Update</p>

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Boulevard Subregional Planning Area — Mountain Empire Subregional Plan		
Page	Section	Revision
26	Chapter 1: Land Use (LU) 1.6 Other Topics/Issues	<p>Revise the text in the grey boxed area concerning industrial wind turbines as follows:</p> <p><u>This text box has been added by the Community Planning Group to refer to some studies related to the adverse affects of industrial wind turbines. It should be noted that other studies are also available on this subject with different conclusions.</u></p> <p>Adverse health impacts and industrial wind turbines: Often quoted for analysis of wind turbine projects is the American / Canadian Wind Energy Association report: Wind Turbine Sound and Health Effects An Expert Panel Review, December 2009, which serves as a basis of their claim that industrial wind turbines create no adverse health impacts. Other studies are available that offer refuting or contradictory evidence, available from the Society for Wind Vigilance: http://www.windvigilance.com/awea_media.aspx</p> <p>Adverse property values and industrial wind turbines: The Department of Energy's Lawrence Berkeley National Laboratory report titled "The Impact of Wind Power Projects on Residential Property Values in the United States: A Multi- Site Hedonic Analysis" released December 2009 generated media headlines claiming "Wind farms have no effect on property value," is often referenced by wind energy projects. Additional information is available, including an expert analysis of that DOE report, "Wind Farms, Residential Property Values, And Rubber Rulers" by Albert R. Wilson, a valuer of environmental impacts on business and real estate, with 25 years experience including 10 years of teaching and writing on the subject, states that the underlying methods used in the development of the DOE study raise serious questions concerning the credibility of the results. See the Wilson report here: http://www.arwilson.com/pdf/newpdfs/WindFarmsResidentialPropertyValuesandRubberRulers.pdf</p>
35	Chapter 3: Conservation and Open Space 3.2 Parks, Recreation, and Open Space	<p>Goal COS 2.2 <u>Appropriately scaled</u> recreational facilities that appropriately scaled to serve <u>both local residents and regional users, while not inequitably impeding the quality of life of the residents</u> and a portion of regional recreation facilities, but does inequitably impede upon infrastructure and the quality of life of the residents.</p>
Crest/Granite Hills, Dehesa, Harbison Canyon Subregional Plan		
Page	Section	Revision
18	Community Vision	<p>Add the following text under the heading.</p> <p><i>"A community vision for this Subregional Plan has not yet been developed."</i></p>
	Chapter 1: Land Use (LU) 1.1 Community Character	<p>Policy LU 1.1.2 Restrict development with residential clustering from utilizing lots less than one acre net, <u>unless applied through Lot Area Averaging, a Planned Residential Development or Specific Plan,</u> while requiring the development to provide imported water. (former LU Residential Policies 3 & 9)</p>

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Lakeside Community Plan		
Page	Section	Revision
34	Chapter 6. Conservation Floodplain	Policy 2 Encourage the utilization of the floodplains outside of the Village Current Urban Development Area for recreation, open space, agriculture, and planned extraction of natural <u>mineral</u> resources.

Potrero Subregional Planning Area — Mountain Empire Subregional Plan		
Page	Section	Revision
14	Chapter 1: Land Use (LU) 1.1 Land Use Designations	<p>Revise the text in the blue boxed area expressing the position of the Potrero Community Planning Group concerning the Conservation Subdivision Program, minimum lot sizes, and clustering as follows:</p> <p><u>This text box is provided to present the Potrero Community Planning Group position and will be removed should the staff recommended plan be adopted by the Board of Supervisors.</u></p> <p><i>The Potrero Community Planning Group and County staff recommend different policies for the remainder of Section 1.2, pertaining to the Conservation Subdivision Program, minimum lot sizes and clustering.</i></p> <p><i>The Potrero Community Planning Group recommendation includes reductions in density calculations for environmental constraints that would be in addition to the decreased in density applied with the Land Use designations of the General Plan Update, which were designated at Rural Lands and Semi Rural Lands to account for the environmental constraints. Additionally the Potrero CPG recommendation includes requirements for increased parcel sizes, increased requirements over the eight-acre minimum that the Potrero Subregional Group Area is currently zoned with in areas with less then <u>than</u> 50 percent slope and largely subdivided at near the Rural Village.</i></p>
5	Chapter 1: Land Use (LU) 1.6 Other Topics/Issues	<p>Revise the text in the blue boxed area expressing the position of the Potrero Community Planning Group concerning the Conservation Subdivision Program, minimum lot sizes, and clustering as follows::</p> <p><u>This text box is provided to present policies recommended by the Potrero Community Planning Group to include in the Subregional Plan. Staff is not recommending these policies and has determined that they may result in inconsistencies.</u></p> <p>LU-1.1.3 – A subdivision application processed under the Conservation Subdivision Design Program shall require Major Use Permit approval by the Planning Commission. The calculation of maximum permitted density for a subdivision application processed under the Conservation Subdivision Design Program shall exclude areas constituting Environmental Resources and Environmentally Sensitive Lands. Approval under said Program shall not be granted unless, in addition to other required findings of fact...</p>

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Rainbow Community Plan		
Page	Section	Revision
General comment		The text in track changes (strike-out/underline) is to be removed upon adoption of the General Plan Update and Rainbow Community Plan.
Ramona Community Plan		
Page	Section	Revision
28	Chapter 1: Land Use (LU) 1.1 Community Character	Policy LU 1.1.4 Discourage <u>the application of</u> conservation subdivision tools, <u>such as Lot Area Averaging, Planned Residential Developments, and Specific Plans</u> that are inconsistent with Ramona's community character.
Spring Valley Community Plan		
Page	Section	Revision
32	Chapter 1: Land Use (LU) 1.2 Community Growth Policy	Policy LU 2.3.1 Require that any senior citizen units constructed <u>utilizing County funds or the County Density Bonus program</u> remain for occupancy by seniors for a minimum period of 75-100 years.
34	Chapter 1: Land Use (LU) 1.4 Areas of Change: Development Infill and Intensification	<p>Goal LU 1.6.1 <u>The retention and enhancement of</u> Maximize community character and cohesiveness by maintaining two unit per acre <u>allowing for infill</u> developments without clustering <u>to occur through standard subdivisions.</u></p> <p>Policy LU 1.6.2 Prohibit developments in Village and Semi Rural densities from being allowed to significantly cluster (greater than 50% of the generally expected lot size for any land use designation) or excessively grade during a development project. to prevent <u>unintended, "unbuildable" lands from being included in the development yield when the land use designation did not account for</u> (environmentally constrained or steep land) from being inappropriately included in the equation for figuring density allowances. Setback requirements will not be amended to allow more dense construction in one area.</p>

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Attachment D: Forms of Ordinances

Zoning Classification Changes Maps

Various revisions to maps as indicated below.

D1: Zoning Classification Changes

Page	Section	Revision
N/A	Zoning Ordinances Changes Maps	<p>Revisions were made to the following maps (43 total) to correct errors that occurred during document production.</p> <ul style="list-style-type: none">■ Alpine — Use Regulations (community and inset), Density, Building Type [4 maps total]■ Crest Dehesa — Use Regulations [1 map]■ Desert — Use Regulations, Density, Special Area Regulations [3 maps total]■ Borrego Springs — Density, Special Area Regulations [2 maps total]■ Mountain Empire, Campo, Potrero, Tecate — Density [4 maps total]■ North County Metro — Use Regulations, Density, Special Area Regulations [3 maps total]■ Hidden Meadows — Use Regulations, Density, Special Area Regulations [3 maps total]■ Twin Oaks — Use Regulations, Animal Regulations, Density, Special Area Regulations [4 maps total]■ North Mountain — Use Regulations, Density [2 maps total]■ Palomar — Use Regulations, Density [2 maps total]■ Ramona — Use Regulations with inset, Building Type (community and inset) [4 maps total]■ San Dieguito — Use Regulations, Density [2 maps total]■ Spring Valley — Use Regulations, Density, Building Type [3 maps total]■ Valle de Oro — Height [2 maps total]■ Valley Center — Use Regulations (community and inset), Minimum Lot Size (community and inset) [4 maps total]

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Attachment E: Environmental Analysis Documents

EIR Volume IV Amendment to the EIR: Description and Analysis of the Recommended Project

- Appendix A: In this table, which identifies changes to the General Plan Update text, goals, and policies made to the July 2009 document circulated for public review, remove the strike-out from the word “Policy” in the first bullet of Land Use Element Policy LU-8.2.
- Appendix B: In this table, which identifies differences between the General Plan Update Referral Map and the Recommended Project Land Use Map, change the Recommended Project land use designation for North Mountain Areas of Difference NM9 and NM10 from SR-10 (Semi-Rural 10) to RL-80 (Rural Lands 80).